



Providence House
Hadleigh, Suffolk

**DAVID
BURR**



Providence House, Hadleigh Heath, Hadleigh, Ipswich, Suffolk, IP7 5NZ

Hadleigh is a thriving market town steeped in history with a main high street displaying evidence of architecture from many different periods. There is an extensive range of amenities/services including primary schools, a secondary school, public houses, restaurants, a leisure centre, swimming pool and library. The major town of Ipswich is 9 miles distant and provides access to the A14 trunk road and A12 to London. There are excellent rail links to London's Liverpool Street at Manningtree (10 miles) and Colchester (15 miles).

An individual five bedroom (one en-suite) detached property set on its own amidst 0.4 acre total plot size adjacent to woodland and open countryside, located within the sought after hamlet of Hadleigh Heath. Of traditional brick construction and set behind a rendered exterior with a triple gabled roofline, the accommodation is arranged via two distinctive ground floor reception rooms with a total internal floor area of approximately 2,200sq ft. Designed in a traditional style, the property retains a host of individual period style features including timber framed casement windows, a Stovax stove set within a brick fireplace, timber framed bi-folding doors, a pitched roofline to the dining room and a granite topped fitted kitchen. Ideally suited as a family home, the property lies within convenient reach of the thriving market town of Hadleigh and surrounding villages that fall within the Dedham Vale Area of Outstanding Natural Beauty. Further benefits to the property include a double garage, studio above offering scope for annexe/ancillary accommodation, with shower room and established gardens enveloping the property with a rear terrace, defined border planting, rose arches and lawned area abutting woodland.

A five bedroom (one en-suite) detached individual property situated within the well-regarded hamlet of Hadleigh Heath. Offering 2,200sq ft of internal living accommodation in addition to a double garage with studio and shower room above, and set within a total plot size of approximately 0.4 acres adjacent to woodland and open farmland.

Oak framed, gabled **ENTRANCE PORCH:** and traditionally styled timber door opening to:

ENTRANCE HALL: 19' 7" x 10' 5" (5.98m x 3.20m) With central staircase off rising to the first-floor galleried landing, oak flooring throughout and LED spotlights. Double doors to:

SITTING ROOM: 20' 6" x 13' 0" (6.24m x 3.95m) Affording a dual aspect with timber framed casement window to front and side, brick fireplace with Stovax wood burning stove on a brick patterned hearth and oak mantle over. Views across the gardens and timber framed three panel bi-folding doors opening to the:

DINING ROOM: 22' 9" x 9' 5" (6.93m x 2.86m) Set beneath a pitched roofline with three velux windows and affording a dual aspect with casement window range to side and rear, timber framed bi-folding doors opening to the gardens and stripped wood effect flooring throughout. Timber framed three panel bi-folding opening to the:

KITCHEN/BREAKFAST ROOM: 25' 1" x 9' 8" (7.64m x 2.94m) + 16' 3" x 11' 3" (4.97m x 3.45m) Fitted with a matching range of wooden fronted shaker style soft close base and wall units with granite preparation surface over and upstands above. Stainless steel Franke double sink unit with mixer tap over and casement window range affording an aspect across the established, well-screened rear terrace. Appliances include a two door Rangemaster stove with five ring hob and plate warmer above,

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extraction over, full height fridge, freezer and dishwasher. The kitchen units comprise a range of soft close cutlery drawers, deep fill pan drawers, fold out corner units and eye level shelving units. Integrated Neff dishwasher, LED spotlights and tiled flooring throughout. Door to entrance hall and further door to:

UTILITY ROOM: 16' 5" x 5' 5" (5.01m x 1.64m) Fitted with an extensive range of matching shaker style base and wall units with granite effect preparation surfaces over and tiling above. Stainless steel single sink unit with mixer tap over, filtered water tap and casement window to side. Space and plumbing for washing machine and tumble dryer, also housing oil fired boiler and water softener. Tiled flooring throughout, LED spotlights and stable door to rear terrace.

STUDY: 11' 7" x 10' 6" (3.52m x 3.20m) With timber framed casement window to front affording attractive views across adjacent farmland. Open fronted fitted shelving units.

CLOAKROOM: 6' 6" x 3' 8" (1.98m x 1.13m) Fitted with RAK ceramic WC, pedestal wash hand basin and stripped oak flooring throughout. Obscured glass casement window to front.

First floor

LANDING: 18' 3" x 10' 6" (5.57m x 3.22m) With casement window range to front affording views across the adjacent farmland. A galleried landing of impressive proportions with door to linen store housing pressurised water cylinder with useful fitted shelving.

BEDROOM 1: 16' 4" x 13' 3" (4.99m x 4.05m) With casement window range to rear, floor to ceiling fitted wardrobe units and casement window affording views across the rear gardens. Door to:

EN-SUITE SHOWER ROOM: 7' 10" x 6' 2" (2.38m x 1.89m) Principally tiled and fitted with RAK ceramic WC, wash hand basin within a fitted base unit and fully tiled, separately screened shower with shower attachment. Wall mounted heated towel radiator and obscured glass window to side.

BEDROOM 2: 13' 0" x 12' 2" (3.95m x 3.72m) Affording a dual aspect with casement window range to front with views across unspoilt farmland and further casement window to side.

BEDROOM 3: 13' 0" x 10' 1" (3.96m x 3.08m) Affording a dual aspect with casement window range to front affording views across farmland and further window to side with views across the gardens and woodland beyond. Fitted wardrobes.

BEDROOM 4: 13' 0" x 10' 1" (3.96m x 3.07m) With casement window to rear.

FAMILY BATHROOM: 9' 5" x 8' 6" (2.87m x 2.59m) Principally tiled and fitted with RAK ceramic WC, ceramic wash hand basin within a fitted base unit Grohe mixer tap above. Bath with tiling above and fully tiled, separately screened shower unit with shower attachment. Wall mounted heated towel radiator and obscured glass window to rear.

Outside

Enjoying a secluded yet accessible location within an attractive hamlet, the property is approached via a driveway with five bar electric gate opening into an area of off-street parking providing space for approximately ten vehicles. Strikingly framed by border planting, a range of maturing trees and established hedge line border. The parking area continues to the side of the property with direct access to the:

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DOUBLE GARAGE: 19' 1" x 19' 1" (5.82m x 5.82m) With two up and over doors to front, light and power connected and hatch to loft.

An external staircase rises to the:

BEDROOM 5/STUDIO: 15' 0" x 12' 11" (4.56m x 3.93m) A versatile room currently being utilised as a studio/office with eaves fitted storage space, LED spotlights, carpeted finish and door to:

SHOWER ROOM: 8' 9" x 3' 11" (2.67m x 1.19m) Fitted with ceramic WC, wash hand basin within a gloss fronted base unit and fully tiled, separately screened shower with shower attachment.

The gardens envelope the property with a substantial terrace, beautifully planted with roses and lavender arranged via multiple levels with twin gates beneath a rose arch opening to an expanse of lawn. Unoverlooked with a laurel hedge line border to side and various outbuildings including a summer house and timber framed external store with range of mature trees and picket gate access to the front driveway.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Pending report. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///head.trial.installs

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** F.

BROADBAND: Up to 47 Mbps (Source Ofcom).

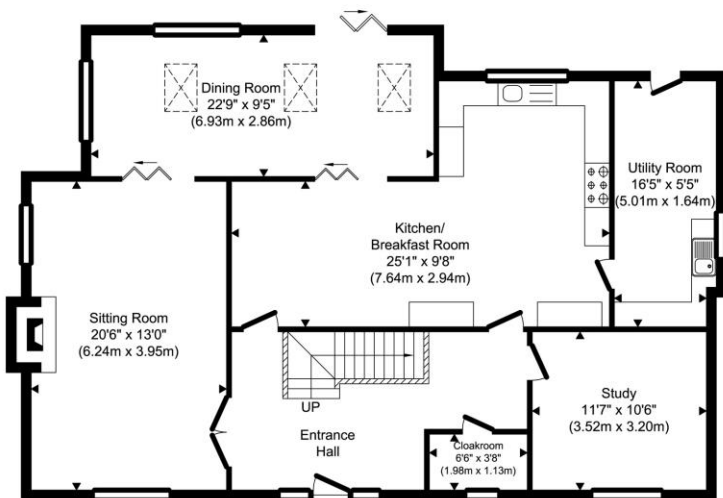
MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

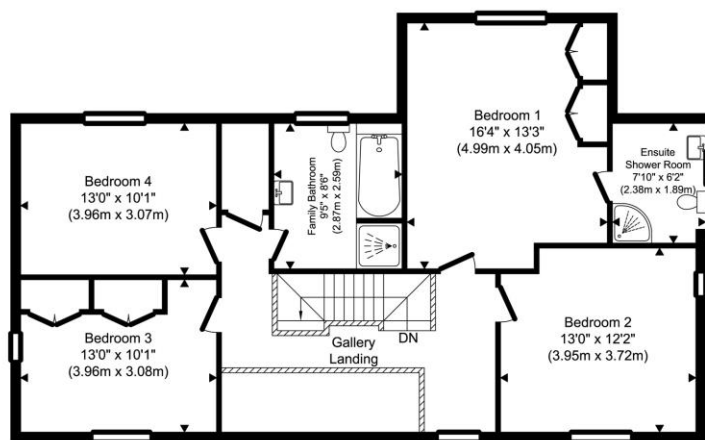
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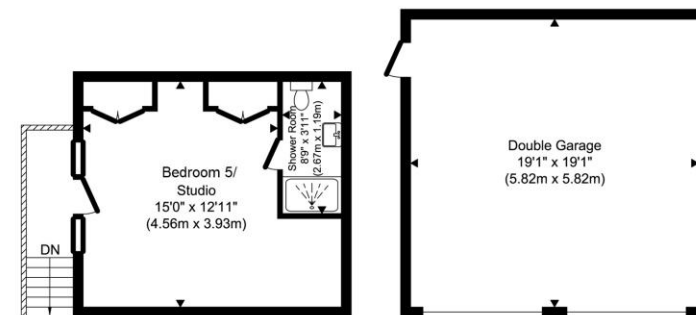
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Ground Floor
Approximate Floor Area
1270.57 sq. ft.
(118.04 sq. m)



First Floor
Approximate Floor Area
958.20 sq. ft.
(89.02 sq. m)



Outbuildings
Approximate Floor Area
620.75 sq. ft.
(57.67 sq. m)

TOTAL APPROX. FLOOR AREA 2849.53 SQ.FT. (264.73 SQ.M.)
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